

MINUTES OF THE MARCH 4, 2009 DESIGN REVIEW MEETING

CITY OF MESA
MINUTES OF THE
DESIGN REVIEW BOARD
MARCH 4, 2009

A meeting of the Design Review Board was held in the Room 170 of the City Plaza Building 20, East Main Street

MEMBERS PRESENT

Tim Nielsen - Chair
Wendy LeSueur – Vice Chair
Vince DiBella
Tom Bottomley
Craig Boswell
Delight Clark

OTHERS PRESENT

Lesley Davis
Debbie Archuleta
Angelica Guevara
Bob Briggs
Casil Libman
Stewart Brown
Others

MEMBERS ABSENT

Greg Lambright

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A. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:05 p.m.

B. Approval of the Minutes of the February 4, 2009 Meeting:

On a motion by Craig Boswell seconded by Vince DiBella the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

D. Design Review Cases:

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CASE #: DR09-05 Concierge RV Storage

LOCATION/ADDRESS: 2260 E. Main St.

REQUEST Convert an existing RV sales lot to include RV storage with 190,722 s.f. of parking canopies.

COUNCIL DISTRICT: District 2

OWNER: Brett Behnke

APPLICANT: Robert Briggs, Tebo, LLC.

ARCHITECT: Robert Briggs, Tebo, LLC.

STAFF PLANNER: Lesley Davis

REQUEST: Approval to convert an existing RV sales lot to include RV storage with 190,722 sq. ft. of parking canopies

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Craig Boswell and seconded by Wendy LeSueur that DR09-05 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. The perimeter landscaping is to be consistent with the number of trees/shrubs required as part of DR98-24.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of ZA09-005.
6. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
7. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
8. Fire risers, building downspouts and roof access ladders are to be located within the building.
9. Provide two half-size revised landscaping plans showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0 Boardmembers Bottomley and Clark arrived after the vote
Boardmember Lambright absent

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CASE #: DR09-6 **TCF Bank**
LOCATION/ADDRESS: 2750 E University
COUNCIL DISTRICT: District 2
OWNER: County Realty LLC
APPLICANT: Casil Libman
ARCHITECT: HTG Architects
STAFF PLANNER: Angelica Guevara

REQUEST: Approval of a 3,500 sq. ft.

SUMMARY: This case was on the consent agenda and therefore was not discussed individually.

MOTION: It was moved by Criag Boswell and seconded by Wendy LeSueur that DR09-06 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
 - a. No new turf is allowed within the right-of-way. Applicant to work with staff to provide a revised landscape plan which shall comply with the Arizona Department of Water Resources Low Water Use Plant Guide to replace the new turf shown within the right of way with acceptable plant material.
2. Compliance with all requirements of the Development Incentive Permit approved by the Board of Adjustment (BA09-007).
3. Compliance with all requirements of the Administrative Approval from John Wesley, Planning Director for Administrative Site Plan Modification.
4. Parking lot light standards shall be located out of the parking lot landscape islands.
5. Parking area screen wall materials and finish to be designed to be architecturally compatible with the building.
6. Berms provided adjacent to University Dr. and Lindsay Rd. to screen parking shall be a minimum height of 32" and located out of the right of way. Applicant to provide supplemental shrubs/groundcovers and/or a screen wall to achieve an overall screened height of 32" as measured from the finish grade of the parking lot.
7. Provide a pedestrian connection to the landscape island located at the southwest corner of the site to cross the teller drive aisle to connect from the building to the parking area located to the west of the site.
8. Provide stamped colored concrete or other upgraded materials at all pedestrian connections.
9. Compliance with all City development codes and regulations.
10. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
11. Compliance with all requirements of the Subdivision Regulations if the pad/building site will be individually owned or if there is to be a condominium form of ownership.

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12. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
13. Fire risers, building downspouts and roof access ladders are to be located within the building.
14. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

VOTE: Passed 4 – 0 Boardmembers Bottomley and Clark arrived after the vote
Boardmember Lambright absent

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- E. Discuss, receive comment and recommend to City Council the following Design Review Cases:

None

- F. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

None

- G. Other business:

Hear and Discuss a presentation from staff regarding current progress on the Zoning Ordinance Update, including Module 3 which governs overlay zoning districts, landscaping and parking requirements.

Gordon Sheffield explained that the City currently has a land based code. Mr. Sheffield then explained form based codes. He stated that land based codes buffer uses from other uses such as commercial and residential; where form based codes work at making the different uses work together. He then explained some of the changes being proposed to the overlay districts; such as BIZ will focus more on rewarding higher quality design; PAD will allow averaging; DMP will be used for large developments. There will also be a new In-Fill district for projects less than 2.5 acres or up to 4 if you assemble properties.

Mr. Sheffield explained staff was looking at revising landscape requirements to raise shrub counts and lower tree counts along street frontages to allow larger view corridors into shopping centers. Another change being proposed was to allow averaging of foundation base landscaping, but maintaining the required square footage.

Changes to the parking standards would include shared parking analysis, bicycles, compact spaces, and motorcycle and scooters. Other changes would be to allow flexibility, including transit, valet parking, off-site parking, special needs, and on-street spaces.

Mr. Sheffield explained that form based codes ignore land use as a principal question. They look at how the buildings look and how they address the street. They also look at the spaces between the building and in front of the buildings. That way if the use of the building changes over time it doesn't matter.

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He explained the City would going to a hy-brid code since most of the City is built out and people are used to the land use code currently being used. He stated one of the issues still to be determined was who; advisory board; staff; Council, would approve what?

Boardmember Wendy LeSueur agreed sometimes there are too many trees in front of shopping centers; however she was concerned that there should always be enough shade.

She thought that for foundation base perhaps there should be more trees and fewer shrubs.

Boardmember Vince DiBella was concerned with plantings within 5' of the foundation. He wanted to ensure the structural integrity of the foundations was protected.

Chair Tim Nielsen thought the form based codes would make working with companies that had strong corporate architecture an interesting challenge.

Boardmember Tom Bottomley agreed that developments should adapt to what is currently there and work together with the environment.

H. Adjournment:

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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